

City of Austin Completion of Capital Improvement Project 627211 Date: 8-21-1986 Exhibits

Exhibits	Description	Date
1, 2, 3 & 4	Pre Submittal Review with Jerry Rusthoven (with discussion of CIP Completion)	Jun 1, 2012
5, 6, 7 & 8	thinkEAST PUD Pre-Application Filed	Aug 7, 2012
9	Govalle/Johnston Terrace Neighborhood Plan Priorities	Aug 27, 2012
10, 11 & 12	Developer's Responses to PUD Pre-Application Comments	Oct 2, 2012
13	Council Briefing Summary Sheet	Oct 11, 2012
CD-2012-0016 (Item 104)	thinkEAST Council Briefing (Jerry Rusthoven discusses CIP Completion)	Oct 11, 2012
14	PUD Zoning Application Filed	Oct 15, 2012
15	PUD Zoning Developer's Update No. 1	Dec 5, 2012
16	Land Use Plan-Revised	Dec 5, 2012
17	Zoning Final Response	Feb 14 2013
18	Transportation Final Response	Feb 14 2013
19	Land Use Plan-Final (with Proposed CIP Completion Alignment)	Mar 27, 2013
20	Govalle/Johnston Terrace Neighborhood Plan Implementation Chart	Mar 27, 2013
20130403 006a	Environmental Board Presentation (with discussion of CIP Completion)	Apr 3, 2013
21	Traffic Impact Analysis (with discussion of COA CIP Completion)	May 5, 2013
22	Neighborhood Letter of Support to Planning Commission (CIP Completion)	May 28, 2013
C7/C814-2012-0128.SH (Items 7/8)	Planning Commission Presentation (H Lazarus discusses CIP Completion funds)	May 28, 2013
C7/C814-2012-0128.SH (Items 65/66)	City Council 1st Reading (discusses CIP Completion and funding)	Jun 6, 2013

**Development Bonuses (2.5):**

**thinkEAST PUD requests NO development bonuses to exceed baselines for:**

- a. maximum height
- b. maximum floor area ratio
- c. maximum building coverage

**thinkEAST PUD REQUIREMENTS in lieu of Development Bonuses**

**1) Completion of Shady Lane Improvement Project C.I.P. Project No. 627211**

A requirement of the **thinkEAST PUD** will be the City of Austin Public Works Department's completion of the roadway and utility upgrade of the 1930's easement per:

**Plans of Proposed  
Street and Drainage Improvements  
Community Development District No.11  
C.I.P. Project No. 627211  
Contract No. 86-Pb-121  
Date: 8-21-1986**

**thinkEAST** will assist the City of Austin's completion of Capital Improvement Project No. 627211 by contributing necessary right-of-way for the alignment and utility upgrades to meet current city standards.

**2) thinkEAST PUD Traffic Impact Analysis (TIA) Waived:**

Future development of **thinkEAST** in combination with the redevelopment proposal for 44 acres of the 100-acre Corps of Engineers' Boggy Creek Tract into a single family subdivision will create a traffic impact in excess of 2000 trips per day on Shady Lane/Jain Lane. The City of Austin Public Works Department will be required to prepare a TIA to implement traffic controls per study recommendations in connection with **Completion of Shady Lane Improvement Project C.I.P. Project No. 627211**

**thinkEAST** and the Govalle-Johnston Terrace Neighborhood welcome all assistance in providing 4-way stop intersections, a bus stop and bicycle lanes in their effort to create a safe, mixed-income, accessible, reasonably-priced, transit-oriented community improvement.

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## COMPLETION OF SHADY LANE IMPROVEMENT PROJECT

### **thinkEAST PUD REQUIREMENT**

A requirement of the **thinkEAST PUD** will be the City of Austin Public Works Department's completion of the roadway **and utility upgrade** of the 1930's easement per:

**Plans of Proposed  
Street and Drainage Improvements  
Community Development District No.11  
C.I.P. Project No. 627211  
Contract No. 86-Pb-121  
Date: 8-21-1986**

**thinkEAST** will assist the City of Austin's completion of Capital Improvement Project No. 627211 by contributing necessary right-of-way for the alignment **and utility upgrades** to meet current city standards. The 1988, the accidental rupture of the El Paso Pipeline system by city contractors caused this Community Development District Project to be stopped and abandoned. In addition, prior physical barriers prohibiting the completion have been resolved or removed:

- a. Coastal States Fuel Storage Terminal was dismantled in the 1990's clearing area for right of way realignment
- b. El Paso completed remediation efforts and obtained letters of closure from TCEQ in 2007
- c. El Paso formally abandoned the Coastal States Texas Pipeline System in the National Pipeline Mapping System (NPMS) data base in May 2012

### **HAZARDS**

Current conditions attributing to roadway hazards within the uncompleted section of C.I.P. Project 627211:

- 200 ft of existing roadway outside of the 1930's easement.
- 400 ft of recent (2011) sidewalk improvements are installed outside of the 1930's easement.
- Each end of the easement is fed by a 30 mph, Neighborhood Collector roadways.
- Radius from improved Shady Lane to easement roadway is 50 ft (instead of 470 ft as required by current code for Neighborhood Collectors).
- Double "S-curved" radii at Jain Lane connection violate current code.
- Roadway widths at the beginning/end of easement are 44ft. wide. Within the easement, the roadway width reduces to 16 ft wide.
- Abrupt roadway width changes happen in "radius areas" at improved connections.
- Several large trees (over 19") abut or/are within the original 1930's 30ft easement.
- Recent sidewalks have no curb protection and are within "inches" of the existing reduced paved areas (tire tracks evident on walks).
- El Paso's local manager, Tony Horton, RSA Environmental, reports the security fence has been repaired numerous times in the last few years from automobile accidents.

### **FUTURE**

Future development of **thinkEAST** in combination with the redevelopment proposal for 44 acres of the 100-acre Corps of Engineers' Boggy Creek Tract into a single family subdivision on Jain Lane will create a traffic impact in excess of 2000 trips per day. The City of Austin should prepare a TIA to implement traffic controls per study recommendations.

**thinkEAST** and the Govalle-Johnston Terrace Neighborhood welcome all assistance in providing 4-way stop intersections, a bus stop and bicycle lanes in their effort to create a safe, mixed-income, accessible, reasonably-priced, transit-oriented community improvement.

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# CITY OF AUSTIN, TEXAS PUBLIC WORKS DEPARTMENT



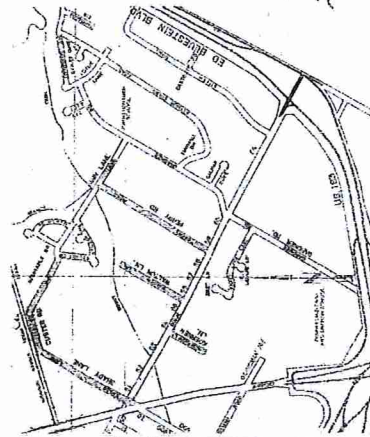
## PLANS OF PROPOSED STREET AND DRAINAGE IMPROVEMENTS COMMUNITY DEVELOPMENT DISTRICT No. 11 C.I.P PROJECT No. 627211 CONTRACT No. 86-Pb-121

### NAMES OF STREETS :

JAIN LANE  
SHADY LANE  
WALTON LANE  
PERRY ROAD  
CUSTER ROAD  
KOERNER LANE

SHEET NO.	DESCRIPTION
27	P/P CUSTER RD.
28	P/P JAIN LANE (AT CUSTER RD.)
29	SOIL BORINGS
30	CONC. ROWLS FOR PIPE CULVERTS
31	CONC. ROWLS FOR PIPE CULVERTS
32	CONC. ROWLS FOR PIPE CULVERTS
33	CONC. ROWLS FOR PIPE CULVERTS
34	CONC. ROWLS FOR PIPE CULVERTS
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100	CONC. ROWLS FOR PIPE CULVERTS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2,3	DRAINAGE AREA MAPS
4	QUANTITY ESTIMATE, GENERAL NOTES
5	P/P KOERNER LANE
6	P/P WALTON LANE
7,8	P/P JAIN LANE
9,10	P/P JAIN LANE (AT PERRY RD.)
11,12	P/P JAIN LANE (AT PERRY RD.)
13,14	P/P JAIN LANE (AT PERRY RD.)
15,16	P/P JAIN LANE (AT PERRY RD.)
17	SHADY LANE (AT PERRY RD.)
18,19	P/P SHADY LANE



WATER & WASTEWATER UTILITY  
PROJECT NO. 627211  
DATE 7-17-86  
APPROVAL  
PROJECT ENGINEER  
DATE 7/17/86  
APPROVAL  
DATE 7/17/86  
APPROVAL  
DATE 7/17/86

NO. 85-10-4553  
DATE 8/21/86  
COUNT ENGINEER  
David E. Case

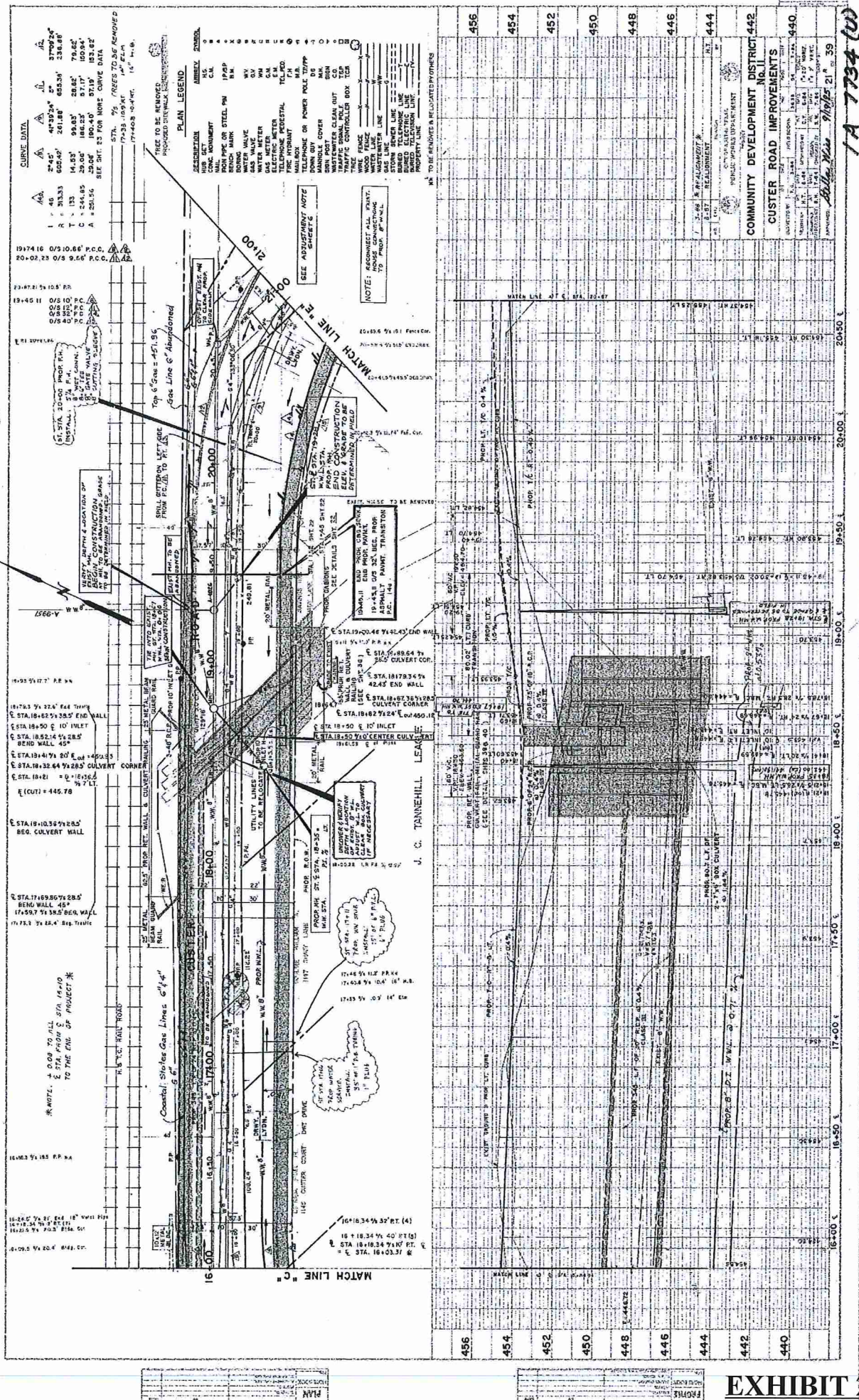
RECOMMENDED FOR APPROVAL:  
PROJECT MGR.  
SUPPORTIVE DEPT.  
DIRECTOR OF TRANSPORTATION



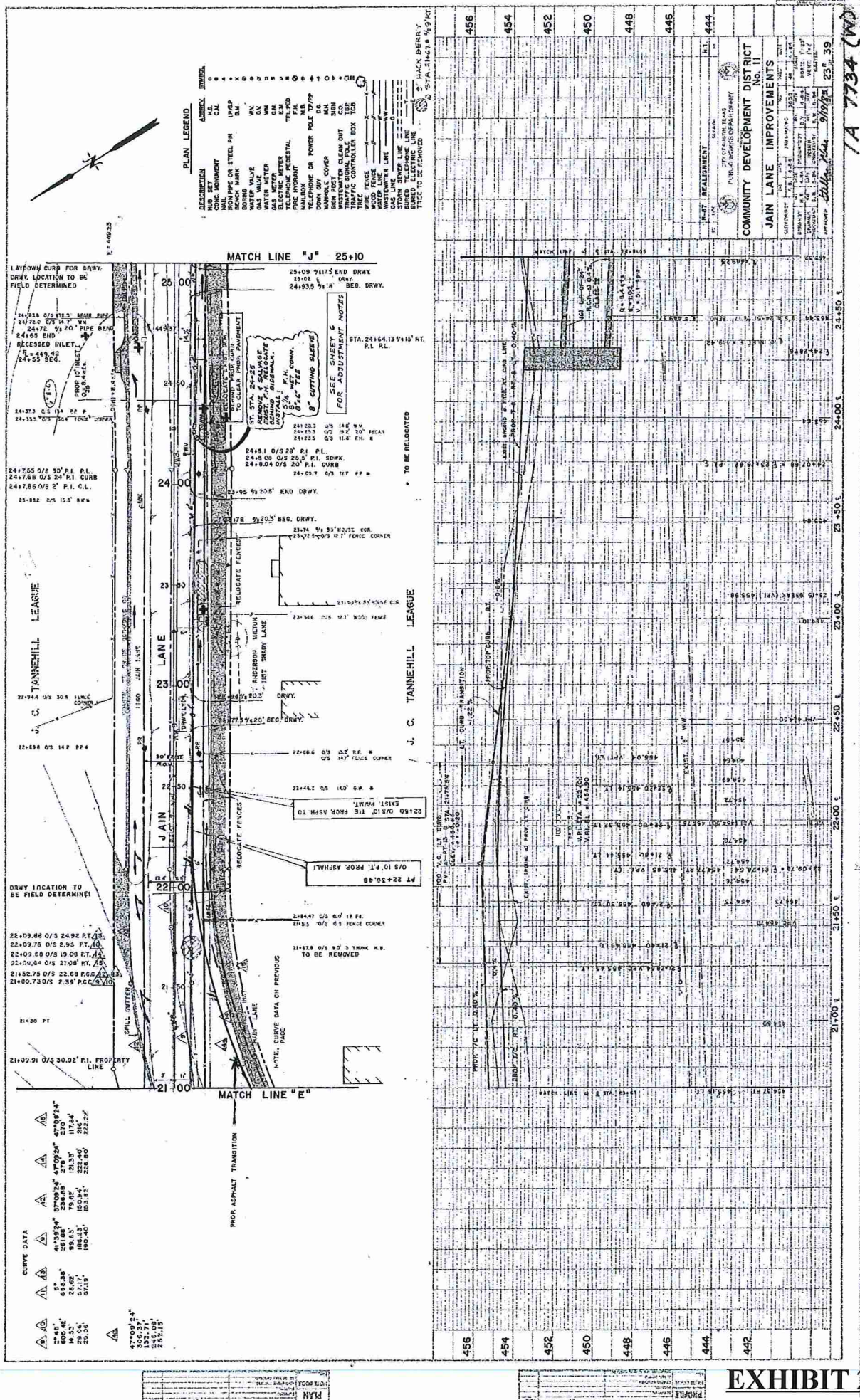
APPROVED:  
FOR CONSTRUCTION  
PROJECT SPONSOR  
APPROVED:  
FOR UTILITY SEPARATE ONLY  
DIRECTOR OF TRANSPORTATION

1A 7734(A)















<b>Landscaping</b>	<ul style="list-style-type: none"> <li>Exceed minimum landscaping requirements</li> </ul>	Exceed minimum landscaping requirements	a) Restoration of a remediated Tank Farm Brownfield b) Restoration of creek, grasslands and woodlands c) Native grass and wild flower prairies
<b>Connectivity</b>	<b>PUD Tier 1i</b> <ul style="list-style-type: none"> <li>Provide appropriate transportation connections and mitigate impacts</li> </ul> <b>Commercial Design Standards</b> <ul style="list-style-type: none"> <li>Suburban Standards</li> </ul>	a) Provide appropriate transportation connections and mitigate impacts b) Dedication of 1.49 acres for the r-o-w realignment and completion of the 1980's CIP Project No. 627211 Shady Lane Street and Drainage Improvements c) Provision for CMTA Bus Stop for #17 Cesar Chavez route	a) 1350 linear feet of frontage along CMTA future Austin-Manor Green Line b) Connection to Southern Walnut Creek hike and bike trail c) Provides Hike and Bike trail connection from Govalle Park to Corps of Engineers Boggy Creek Tract
<b>Gated Roadways</b>	<b>PUD Tier 1J</b> <ul style="list-style-type: none"> <li>Gated Roadways Prohibited</li> </ul>	Gated Roadways Prohibited	
<b>Architectural, historical, cultural and archaeological areas</b>	<b>PUD Tier 1K</b> <ul style="list-style-type: none"> <li>Protect areas of significance</li> </ul>	Protects areas of significance	Protects an enhances Upper Boggy Creek Tributary #1 and on-site Priority Woodlands
<b>PUD Size and Uniqueness</b>	<b>PUD Tier 1L</b> <ul style="list-style-type: none"> <li>10 acre size unless special issues</li> </ul>	Exceeds 10 acres	24.30 acres
<b>*ADDITIONAL*</b>			
<b>Commercial Design Standards</b>	<b>PUD Additional Tier</b> <ul style="list-style-type: none"> <li>Comply with CDS</li> <li>Comply with Core Transit Corridor if in Urban Area</li> <li>Contain pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building</li> </ul>	a) Comply with Subchapter E Mixed Use Design Standards b) Comply with sidewalk standards in a Core Transit Corridor for Urban Areas c) Contain pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building	Provision of built elements for a Sustainable Urban Neighborhood to create a "compact, pedestrian-friendly, and mixed use" neighborhood.
<b>*TIER 2*</b>			
<b>Open Space/Parkland</b>	<b>PUD Tier 2</b> <ul style="list-style-type: none"> <li>Provide 10% above minimum or</li> </ul>	Provide 10% above minimum AND enhancements to trails and open space	Exceed 10% above minimum AND enhancements to trails and open space

**LAND USE AREA 5: Mixed Use**

- Zoning: CS-MU
- Acreage: 3.84 acres
- Maximum Height: 35 or 2 stories
- Front Yard Setback: 15 ft
- Maximum Building Coverage: 50%
- Maximum Floor Area Ratio = 0.7:1
- Uses: Retail, Restaurant, R&D, Sculpture and Fabrication, Technology, Printing, Publishing and Recording, Professional Office, Food Preparation, Storage
- Note: This site adjoins the proposed CMTA Green Line MetroRail.

**PARKLAND DEDICATION A**

- Zoning: Park (Public)
- Acreage: +/-1.33 acres
- Use: Real Property Parkland Dedication in lieu of fee
- Development: Pedestrian park entrance trail from Shady/Jain Lane into the north end of Govalle Park. Trail system would link the Community Center, Govalle Park and the Corps of Engineers' 100-acre Boggy Creek Tract (Priority Woodlands).
- Note: Parkland Dedication A creates a buffer to single family residences located on Stuart Circle.

**PARKLAND DEDICATION B**

- Zoning: Park (Public)
- Acreage: +/-1.64 acres
- Use: Real Property Parkland Dedication in lieu of fee
- Development: Pedestrian trail linkage from the Corps of Engineers' 100-acre Boggy Creek Tract (Priority Woodlands) to Govalle Park and includes a community wet pond.
- Note: Parkland Dedication B creates a buffer to single family residences located on Desirable Drive.

**SHADY LANE COMPLETION PER C.I.P. Project No. 627211**

- Zoning: Civic (Public)
- Acreage: +/-1.49 acres
- Use: Re-align and upgrade existing 1930's roadway, **utilities**, sidewalks, landscape and lighting per 1985 C.I.P. Project No. 627211
- Development: Right-of-way dedication would allow City of Austin to complete **Shady Lane Improvements**, a planned neighborhood-collector, which is currently unsafe and hazardous.
- Note: In 1988, the COA began upgrading the 1930's-era Shady/Jain Lane easement from Airport Road to Perry Lane into a "neighborhood collector" roadway. Due to the location of the original fuel storage tanks (and subsequent remediation equipment), the COA was unable to obtain right-of-way, re-align and upgrade the final 725 feet of roadway that passes through the Coastal States (El Paso) tract. These impediments to completion were removed in 2007. The uncompleted roadway violates code and is hazardous. Currently, 200 feet of the existing roadway and over 400' of recently built sidewalks are outside of the COA's easement.

Community Amenities

Provides community or public amenities, which may include spaces for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.

Transportation

Provides bicycle facilities that connect to existing or planned bicycle routes

Building Design

Will exceed the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E

Affordable Housing

Provides for affordable housing options AND participation in the SMART Housing program

Accessibility

Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.

Local Small Business

Provides space at affordable rates to independent retailers or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.

Development Bonuses (2.5):

thinkEAST Austin PUD requests NO development bonuses to exceed baselines for:

- |                   |                             |                              |
|-------------------|-----------------------------|------------------------------|
| a. maximum height | b. maximum floor area ratio | c. maximum building coverage |
|-------------------|-----------------------------|------------------------------|

**thinkEAST Austin PUD REQUIREMENTS in lieu of Development Bonuses**

**1) Completion of Shady Lane Improvement Project C.I.P. Project No. 627211**

thinkEAST Austin PUD requires the City of Austin Public Works Department's completion of the roadway and utility upgrade of the 1930's easement per: **Plans of Proposed Street and Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date: 8-21-1986 (modified as required by the thinkEAST Austin PUD)**

thinkEAST Austin will facilitate the City of Austin's completion of Capital Improvement Project No. 627211 by contributing necessary right-of-way for the alignment and utility upgrades to meet current city standards.

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- Maximum Building Coverage: 50%
- Maximum Floor Area Ratio = 0.7:1
- Uses: Studios, Offices, Retail, Live-Work, Apartments
- Note: This site adjoins **Parkland Dedication B**.

#### **LAND USE AREA 5: Mixed Use**

- Zoning: CS-MU
- Acreage: 3.84 acres
- Maximum Height: 35 ft
- Front Yard Setback: 15 ft
- Maximum Building Coverage: 50%
- Maximum Floor Area Ratio = 0.7:1
- Uses: Retail, Restaurant, R&D, Sculpture and Fabrication, Technology, Printing, Publishing and Recording, Professional Office, Food Preparation, Storage
- Note: This site adjoins the proposed CMTA Green Line MetroRail.

#### **PARKLAND DEDICATION A**

- Zoning: Park (Public)
- Acreage: +/-1.33 acres
- Use: Real Property Parkland Dedication in lieu of fee
- Development: Pedestrian park entry from Shady/Jain Lane into the north end of Govalle Park. Trail system would link the Community Center, Govalle Park and the 100-acre East Boggy Creek Greenbelt (Priority Woodlands).
- Note: Parkland Dedication A creates a buffer to single family residences located on Stuart Circle.

#### **PARKLAND DEDICATION B**

- Zoning: Park (Public)
- Acreage: +/-1.64 acres
- Use: Real Property Parkland Dedication in lieu of fee
- Development: Pedestrian trail linkage from the 100-acre East Boggy Creek Greenbelt (Priority Woodlands) to Govalle Park and includes a community wet pond.
- Note: Parkland Dedication B creates a buffer to single family residences located on Desirable Drive.

#### **COMPLETION OF SHADY LANE IMPROVEMENTS PER C.I.P. Project No. 627211**

- Zoning: Civic (Public)
- Acreage: +/-1.49 acres
- Use: Re-align and upgrade existing 1930's roadway, **utilities**, sidewalks, landscape and lighting **per 1985 C.I.P. Project No. 627211 (modified as required by the thinkEAST Austin PUD)**
- Development: Right-of-way dedication would allow City of Austin to complete Shady Lane/Jain Lane, a planned neighborhood-collector, which is currently hazardous and impedes emergency response vehicle passage.
- Note: In 1988, the COA began upgrading the 1930's-era Shady/Jain Lane easement from Airport Road to Perry Lane into a "neighborhood collector" roadway. Due to the location of the original fuel storage tanks (and subsequent remediation equipment), the COA was unable to obtain right-of-way, re-align and upgrade the final 750 feet of roadway that passes through the Coastal States (El Paso) tract. These impediments to completion were removed in 2007. The existing uncompleted roadway violates code and is hazardous. Currently, 200 feet of the existing roadway and over 400' of recently built sidewalks are outside of the COA's easement.

## COMPLETION OF SHADY LANE IMPROVEMENT PROJECT

### thinkEAST Austin PUD REQUIREMENT

thinkEAST Austin PUD requires the City of Austin Public Works Department's completion of the roadway and utility upgrade of the 1930's easement per: **Plans of Proposed Street and Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date: 8-21-1986** (modified as required per the thinkEAST Austin PUD)

thinkEAST Austin will assist the City of Austin's completion of Capital Improvement Project No. 627211 by contributing necessary right-of-way for the alignment and utility upgrades to meet current city standards. Prior physical barriers prohibiting the completion have been resolved or removed:

- a. Coastal States Fuel Storage Terminal was dismantled in the 1990's clearing area for right of way realignment
- b. El Paso completed remediation efforts and obtained letters of closure from TCEQ in 2007
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### HAZARDS

Current conditions attributing to roadway hazards within the uncompleted section of C.I.P. Project 627211: Emergency Response

- 200 ft of existing roadway outside of the 1930's easement.
- 400 ft of recent (2011) sidewalk improvements installed outside of the 1930's easement.
- Each end of the easement is fed by 30 mph Neighborhood Collector roadways.
- Impedes emergency response vehicle passage.
- Radius from improved Shady Lane to easement roadway is 50 ft (instead of 470 ft required by code for Neighborhood Collectors).
- Double "S-curved" radii at Jain Lane connection violate current code.
- Roadway widths at the beginning/end of easement are 44ft. wide. Within the easement, the roadway width reduces abruptly to 16 ft wide.
- Abrupt roadway width changes appear in "radius areas" at improved connections.
- Several large trees (over 19") abut or/are within the original 1930's 30ft easement.
- Recent sidewalks are outside of the city's easement, have no curb protection, and are within inches of the old paved areas (tire tracks evident on walks).
- El Paso's local manager, Tony Horton, RSA Environmental, reports the security fence has been repaired numerous times from automobiles leaving the roadway.

### FUTURE

Future development of thinkEAST Austin in combination with the redevelopment of 44 acres of the 100-acre East Boggy Creek Greenbelt into a single family subdivision on Jain Lane will create a traffic impact in excess of 2000 trips per day. The City of Austin will prepare a TIA and implement traffic controls per study recommendations.

thinkEAST Austin and the Govalle-Johnston Terrace Neighborhood welcome all assistance in providing 4-way stop intersections, a bus stop and bicycle lanes in their effort to create a safe, accessible, affordable, transit-oriented community.



<b>Connectivity</b>	<p><b>PUD Tier 1i</b></p> <ul style="list-style-type: none"> <li>Provide appropriate transportation connections and mitigate impacts</li> </ul> <p><b>Commercial Design Standards</b></p> <ul style="list-style-type: none"> <li>Suburban Standards</li> </ul>	<p>a) Provide appropriate transportation connections and mitigate impacts</p> <p>b) Dedication of 1.49 acres for the r-o-w realignment and completion of the 1980's CIP Project No. 627211 Shady Lane Street and Drainage Improvements</p> <p>c) Provision for CMTA Bus Stop for #17 Cesar Chavez route</p>	<p>a) 1350 linear feet of frontage along CMTA future Austin-Manor Green Line</p> <p>b) Connection to Southern Walnut Creek Hike and Bike Trail</p> <p>c) Provision for hike and bike trail from Govalle Park to 100 ac East Boggy Creek Greenbelt and future 44 ac residential subdivision development</p>
<b>Gated Roadways</b>	<p><b>PUD Tier 1j</b></p> <ul style="list-style-type: none"> <li>Gated Roadways Prohibited</li> </ul>	Gated Roadways Prohibited	
<b>Architectural, historical, cultural, environmental and archaeological areas</b>	<p><b>PUD Tier 1K</b></p> <ul style="list-style-type: none"> <li>Protect areas of significance</li> </ul>	Protects areas of significance	Protects and enhances Upper Boggy Creek Tributary No. 1, Priority Woodlands and Swedish pioneer settlement area
<b>PUD Size and Uniqueness</b>	<p><b>PUD Tier 1L</b></p> <ul style="list-style-type: none"> <li>10 acre size unless special issues</li> </ul>	Exceeds 10 acres	24.30 acres; industrial brownfield
<b>*ADDITIONAL*</b>			
<b>Commercial Design Standards</b>	<p><b>PUD Additional Tier</b></p> <ul style="list-style-type: none"> <li>Comply with CDS</li> <li>Comply with Core Transit Corridor if in Urban Area</li> <li>Contain pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building</li> </ul>	<p>a) Comply with Subchapter E Mixed Use Design Standards</p> <p>b) Comply with sidewalk standards in a Core Transit Corridor for Urban Areas</p> <p>c) Contain pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building</p>	Provision of built elements for a sustainable urban neighborhood to create a compact, pedestrian-friendly and mixed use district including Mixed-Use Design Standards, Sidewalk Standards and pedestrian-orientated uses on the ground floor units and apartments above.
<b>*TIER 2*</b>			
<b>Open Space/Parkland</b>	<p><b>PUD Tier 2</b></p> <ul style="list-style-type: none"> <li>Provide 10% above minimum or enhancements to trails and open space</li> </ul> <p><b>Commercial Design Standards</b></p> <ul style="list-style-type: none"> <li>2% Open Space</li> </ul>	Provide 10% above minimum AND enhancements to trails and open space	Goal is to provide 50% open space and connection/extension to the existing and proposed trail systems

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**Govalle/Johnston Terrace Neighborhood Plan Priorities**  
**Adopted August 27, 2012**

- 1.. Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date approved by City of Austin 8-21-1986.
2. Develop Multi-Purpose Community Center at 7201 Levander Loop, Department of Health & Human Services Campus site. (City Council approved resolution 11/19/2009)
3. Install speed bumps on Jain Lane between Bolm Road and Gardner Street.
4. Install sidewalks on Airport Blvd to Govalle Street; from Lyons – Gunter to Gullet.
5. Install protective turns signal at the Pleasant Valley & Cesar Chavez intersection.

Refer to responses to 2 and 3 above.

Exhibit B1: RPS: *Environmental Report regarding Vapor Control System*

Exhibit B2: EPA: *Engineering Controls on Brownfields Information Guide*

We are requesting a front yard setback of 15' (instead of 25') along both sides of Shady/Jain Lane to cluster roadway, parking lots and buildings as a cap over the former plume management zone (PMZ) per EPA recommendations.

We required the El Paso Corporation to formally abandon the El Paso Pipeline from the National Pipeline Mapping System (NPMS) in July 2012. This allows for the future development of thinkEAST as well as the other adjoining Tank Farm properties. Chuck Lesniak was involved in these discussions.

6. Additional comments are pending review by Chuck Lesniak, Environmental Officer.

RESPONSE: Noted

Dev Assessment-Site Plan - Michael Simmons-Smith - 974-1225

SP 1. A Unified Development Agreement may be required that clearly ties these tracts together for the construction, use, and maintenance of the proposed stormwater facilities. Be aware this process can take some time to complete, and requires information and consent from any lien-holders.

RESPONSE: Noted. To be addressed at site plan submittal.

SP 2. The applicant has indicated that the development will comply with the Great Streets program. If any vertical improvements are planned for the right-of-way, such as trees, furniture, or irrigation, a license agreement is required. Please begin this process as soon as possible, as it can take some time.

RESPONSE: Noted. To be addressed at site plan submittal.

SP 3. Identify all waivers to be requested from the City Ordinances or development standards pursuant to § 2.2.

RESPONSE:

**1. Completion of Shady Lane Improvement Project C.I.P. Project No. 627211 (as amended)**

thinkEAST Austin PUD requires the City of Austin Public Works Department's completion of the roadway and utility upgrade of the 1930's easement per: **Plans of Proposed Street and Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date: 8-21-1986**

City of Austin Public Works Department to re-align Shady/Jain Lane north of proposed CIP location so that the roadway meets current design standards, Great Street Recommendations, and will be a cap over the former plume management zone per EPA recommendations. Refer Exhibit B3: EPA: *Engineering Controls on Brownfields Information Guide*

thinkEAST Austin will facilitate the City of Austin's completion of Capital Improvement Project No. 627211 by contributing the necessary right-of-way for proper alignment and utility upgrades to meet current city standards.

**2. Ordinance 20080618-098 Section 4.3**



line and to ensure new buildings meet minimum OSHA, Austin Energy, and National Electric Safety Code clearances.

RESPONSE: Noted. This requested easement dedication was added to the LAND USE PLAN for both sides of proposed Shady Lane realignment. Note: Since we are planning a Great Street Project service will be underground.

If the developer is unwilling to grant this easement, he is still subject to the clearance requirements.

EL 2. That 3 phase electric line will most likely have to be extended along Shady Lane to pick up the electric load presented by this development. If the developer wants underground electric lines, he is responsible for the cost difference between overhead and underground.

RESPONSE: Noted. To be addressed at site plan submittal.

EL 3. Developer is responsible for the cost of street lighting.

RESPONSE: Street lighting was specified in construction documents for Plans of Proposed Street and Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date: 8-21-1986.

EL 4. FYI: Michael Pittman at ph. 505-7678 is the initial Austin Energy contact for electric service design.

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The following comments are from Austin Energy's Transmission review. If you have questions, contact Kathy Strittmatter at ph. 322-6410:

Here are general comments for the preliminary plan. We provide more detailed information when we review the actual site plan:

ET1. Show existing electric transmission facilities on all of your drawings. Identify the recording information for the easement and the ownership as being City of Austin (Electric Transmission) to the plans.

RESPONSE: Noted. This information was added to the LAND USE PLAN.

ET2. Improvements are not permitted within the limits of the transmission easement. Vehicles and construction equipment must be able to access to the transmission easement in order to maintain facilities.

RESPONSE: Can you please provide additional information to clarify regarding sidewalks, fencing and parking areas?

ET3. Landscaping improvements shall not be installed in transmission easement.

RESPONSE: Can you please provide additional information to clarify regarding lawns and grasslands, community gardens, and hike and bike trails?

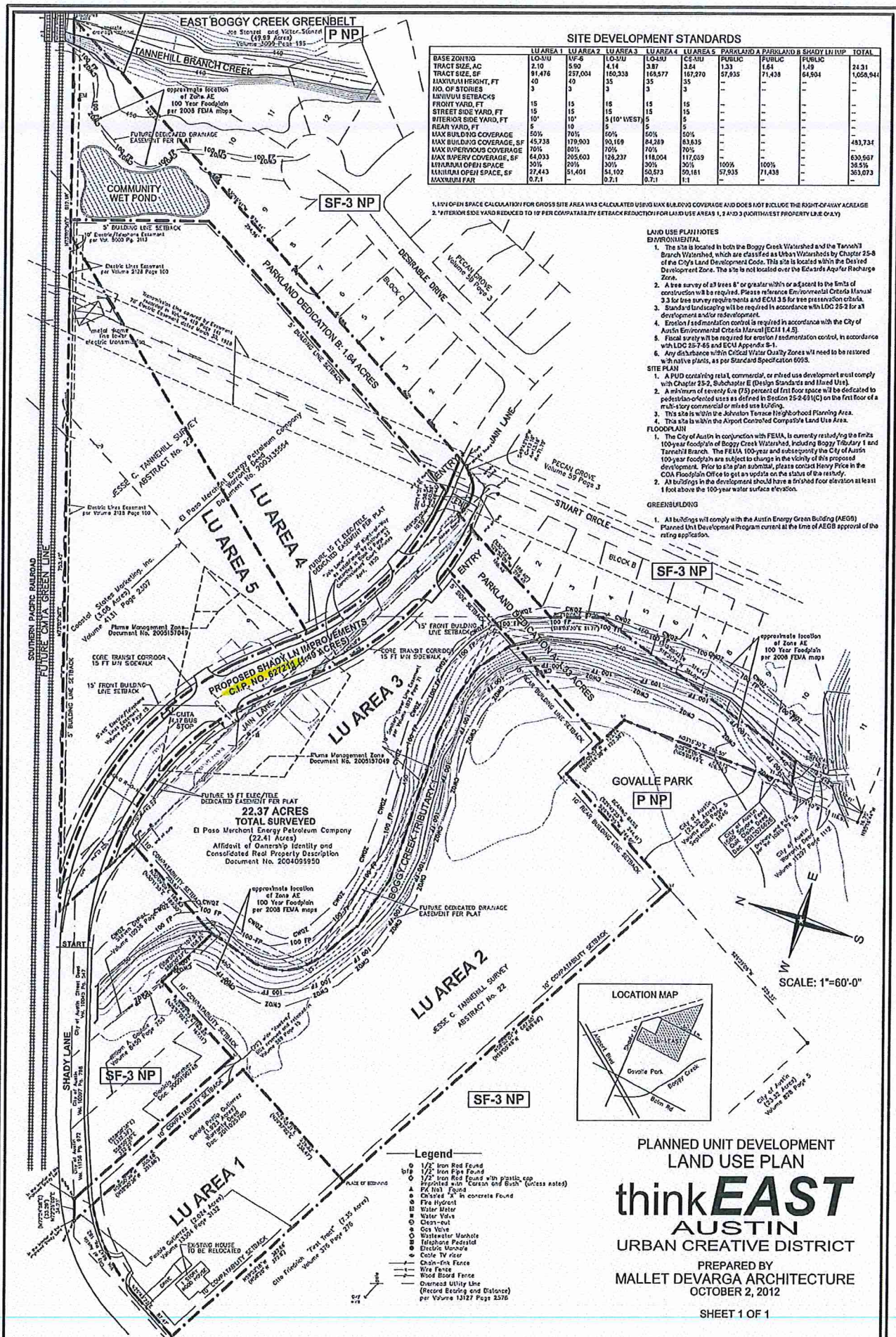
ET4. Trees planted outside of the easement area shall be placed a distance that prevents the canopy from encroaching into the easement at maturity.

RESPONSE: Noted.

ET5. Grade changes within the transmission easement require written approval of Austin Energy.

RESPONSE: Noted. To be addressed at site plan submittal.





**SITE DEVELOPMENT STANDARDS**

	LU AREA 1	LU AREA 2	LU AREA 3	LU AREA 4	LU AREA 5	PUBLIC	PUBLIC	PUBLIC	TOTAL
BASE ZONING	LO-30	MF-6	LO-30	LO-30	CE-30	PUBLIC	PUBLIC	PUBLIC	
TRACT SIZE, AC	2.10	5.80	4.14	3.87	3.84	1.33	1.84	1.9	24.31
TRACT SIZE, SF	91,476	257,004	160,338	168,577	167,270	57,935	71,438	64,904	1,058,941
MAXIMUM HEIGHT, FT	40	40	35	35	35	35	35	35	
NO. OF STORIES	3	3	3	3	3	3	3	3	
MINIMUM SETBACKS									
FRONT YARD, FT	15	15	15	15	15	15	15	15	
STREET SIDE YARD, FT	15	15	15	15	15	15	15	15	
REAR YARD, FT	10'	10'	5 (10' WEST)	5	5	5	5	5	
MAX BUILDING COVERAGE	50%	70%	50%	50%	50%	50%	50%	50%	
MAX BUILDING COVERAGE, SF	45,738	179,903	80,169	84,289	83,835	26,962	35,719	32,452	483,734
MAX IMPERVIOUS COVERAGE	70%	80%	70%	70%	70%	70%	70%	70%	
MAX IMPERVIOUS COVERAGE, SF	64,033	205,603	128,237	118,004	117,659	37,874	47,003	42,716	635,607
MINIMUM OPEN SPACE	50%	20%	30%	30%	30%	100%	100%	100%	
MINIMUM OPEN SPACE, SF	27,443	51,401	51,102	50,573	50,181	71,438	71,438	71,438	363,073
MAXIMUM FILL	0.7:1	0.7:1	0.7:1	0.7:1	1:1				

1. 15% OF 151 SPACE CALCULATION FOR GROSS SITE AREA WAS CALCULATED USING MAX BUILDING COVERAGE AND DOES NOT INCLUDE THE RIGHT-OF-WAY ACRES  
 2. \*REAR SIDE YARD REDUCED TO 10' PER COMPATIBILITY EASEMENT REDUCTION FOR LAND USE AREAS 1, 2 AND 3 (NORTHWEST PROPERTY LINE ONLY)

**LAND USE PLAN NOTES**

1. The site is located in both the Boggy Creek Watershed and the Tannehill Branch Watershed, which are classified as Urban Watersheds by Chapter 25-8 of the City of Austin Land Development Code. This site is located within the Desired Development Zone. The site is not located over the Edwards Aquifer Recharge Zone.
2. A tree survey of all trees 8" or greater in diameter to the limits of construction will be required. Please reference Environmental Criteria Manual 3.3 for tree survey requirements and ECI 3.5 for tree preservation criteria.
3. Standard landscaping will be required in accordance with LDC 25-2 for all development and/or redevelopment.
4. Erosion/sedimentation control is required in accordance with the City of Austin Environmental Criteria Manual (ECI 1.4.5).
5. Fiscal survey will be required for erosion/sedimentation control, in accordance with LDC 25-7-65 and ECI Appendix B-1.
6. Any disturbance within Critical Water Quality Zones will need to be restored with native plants, as per Standard Specification 6025.

**SITE PLAN**

1. A PUD containing retail, commercial, or mixed use development must comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use).
2. A minimum of seventy-five (75) percent of first floor space will be dedicated to pedestrian-oriented uses as defined in Section 25-2-61(C) on the first floor of a multi-story commercial or mixed use building.
3. This site is within the Johnson Terrace Neighborhood Planning Area.
4. This site is within the Airport Controlled Compulsive Land Use Area.

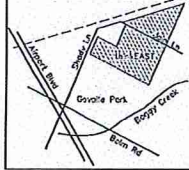
**FLOODPLAIN**

1. The City of Austin in conjunction with FEMA, is currently studying the 100-year floodplain of Boggy Creek Watershed, including Boggy Tributary 1 and Tannehill Branch. The FEMA 100-year and subsequently the City of Austin 100-year floodplain are subject to change in the vicinity of this proposed development. Prior to site plan submittal, please contact Henry Price in the COA Floodplain Office to get an update on the status of the study.
2. All buildings in the development should have a finished floor elevation at least 1 foot above the 100-year water surface elevation.

**GREENBUILDING**

1. All buildings will comply with the Austin Energy Green Building (AEGB) Planned Unit Development Program current at the time of AEGB approval of the rating application.

**LOCATION MAP**



SCALE: 1"=60'-0"

**PLANNED UNIT DEVELOPMENT  
LAND USE PLAN**  
**thinkEAST**  
**AUSTIN**  
**URBAN CREATIVE DISTRICT**

PREPARED BY  
**MALLET DEVARGA ARCHITECTURE**  
 OCTOBER 2, 2012

SHEET 1 OF 1



## **BRIEFING SUMMARY SHEET**

**DEVELOPMENT ASSESSMENT CASE NUMBER:** CD-2012-0016

**REQUEST:**

Presentation of a Development Assessment Report for the thinkEAST Austin Planned Unit Development (PUD), located at 1141 ½ Shady Lane, within the Boggy Creek Watershed and the Tannehill Branch Watershed.

**DEPARTMENT COMMENTS:**

The Applicant has submitted a development assessment for a 24.30 acre project to be known as the thinkEAST Austin Planned Unit Development (PUD). The PUD proposes a mixed use development comprised of commercial, office, residential, civic, parkland, and other land uses.

The subject tract is located along both sides of Shady Lane east of Airport Boulevard. The property is adjacent to the Capital Metro right-of-way (ROW) to the north planned as the future Green Line. Within the subject tract is an unconstructed Capital Improvement Project (CIP) from 1986, which, if completed, would provide a transition from Shady Lane to Jain Lane.

The subject tract is currently zoned limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, family residence- neighborhood plan (SF-3-NP) combining district, and family residence (SF-3) district. The area does not have a land use recommendation identified on the Growth Concept Map of the Imagine Austin plan but is adjacent to a High Capacity Transit Corridor to the north and an Activity Corridor to the west.

The subject tract is partially located in the Govalle-Johnston Terrace Combined Neighborhood Plan Area, and the Future Land Use Map of the Neighborhood Plan currently identifies the property for single family and mixed use land uses. The Govalle-Johnston Terrace Neighborhood Planning Team has written a letter of support for the proposed PUD rezoning and related FLUM change to mixed use land use, with conditions.

A tributary to Boggy Creek crosses the subject tract, and the property is historically known as the former East Austin Tank Farm. Extensive remediation has been completed on the property, and the applicant has presented documentation from state and federal agencies regarding remediation efforts.

The applicant has stated that the project will comply with all Tier One PUD development standards, as well as several Tier Two standards. The project proposes a minimum of 36.5% open space, and 2.97 acres of parkland dedication. The project also proposes connections with the East Boggy Creek hike and bike trail and Govalle Park. The project will achieve Three-Star Green Building requirements, and will incorporate bioretention ponds and other wet ponds. The applicant is working with the City on affordable housing options, including rental housing at 30-60% MFI and housing ownership at 30-80% MFI.

**OWNERS/APPLICANTS:** ThinkEAST Austin Management, LLC (Richard deVarga)

**CITY COUNCIL BRIEFING DATE:** October 11, 2012

**ASSIGNED STAFF:** Heather Chaffin

Email: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

Phone: 974-2122

Community Amenities

Provides community or public amenities, which may include spaces for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.

Transportation

Provides bicycle facilities that connect to existing or planned bicycle routes

Building Design

Will exceed the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E

Affordable Housing

Provides for affordable housing options AND participation in the SMART Housing program

Accessibility

Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.

Local Small Business

Provides space at affordable rates to independent retailers or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.

Development Bonuses (2.5):

**thinkEAST Austin PUD requests NO development bonuses to exceed baselines for:**

- |                   |                             |                              |
|-------------------|-----------------------------|------------------------------|
| a. maximum height | b. maximum floor area ratio | c. maximum building coverage |
|-------------------|-----------------------------|------------------------------|

**thinkEAST Austin PUD REQUIREMENTS in lieu of Development Bonuses**

**1) Completion of Shady Lane Improvement Project C.I.P. Project No. 627211**

thinkEAST Austin PUD requires the City of Austin Public Works Department's completion of the roadway and utility upgrade of the 1930's easement per: **Plans of Proposed Street and Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date: 8-21-1986** (modified as required by the thinkEAST Austin PUD)

thinkEAST Austin will facilitate the City of Austin's completion of Capital Improvement Project No. 627211 by contributing necessary right-of-way for the alignment and utility upgrades to meet current city standards.

thinkEAST Austin Management, LLC  
P.O. Box 50036  
Austin Texas 78763  
thinkEASTaustin.com



RESPONSE: Proposal Only. To be formally proposed to CMTA and addressed at site plan submittal.

TR 9. Following Capital Metro bus service routes are available within 1/2 mile of this parcel:

350- Airport BLVD  
2- Rosewood  
17 – Cesar Chavez

## NPZ Austin Water Utility Review - Neil Kepple 972-0077

FYI: The landowner intends to serve the development with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for a City of Austin water and wastewater utility tap permits.

RESPONSE: thinkEAST Austin PUD requires the City of Austin Public Works Department's completion of the roadway and utility upgrade of the 1930's easement per: Plans of Proposed Street and Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date: 8-21-1986 (to be amended so that the roadway meets current design standards, Great Street Recommendations, and will be a final cap over the former plume management zone per EPA recommendations). thinkEAST Austin will facilitate the City of Austin's completion of Capital Improvement Project No. 627211 by contributing the necessary right-of-way for proper alignment and utility upgrades to meet current city standards and development needs for thinkEAST Austin.

thinkEAST Austin PUD requires the City of Austin Public Works Department's completion of water and waste-water service extensions per completion of Shady Lane Improvement Project C.I.P. Project No. 627211.

thinkEAST Austin is a certified SMART Housing Project and will be exempt from water and wastewater utility tap and impact fees.

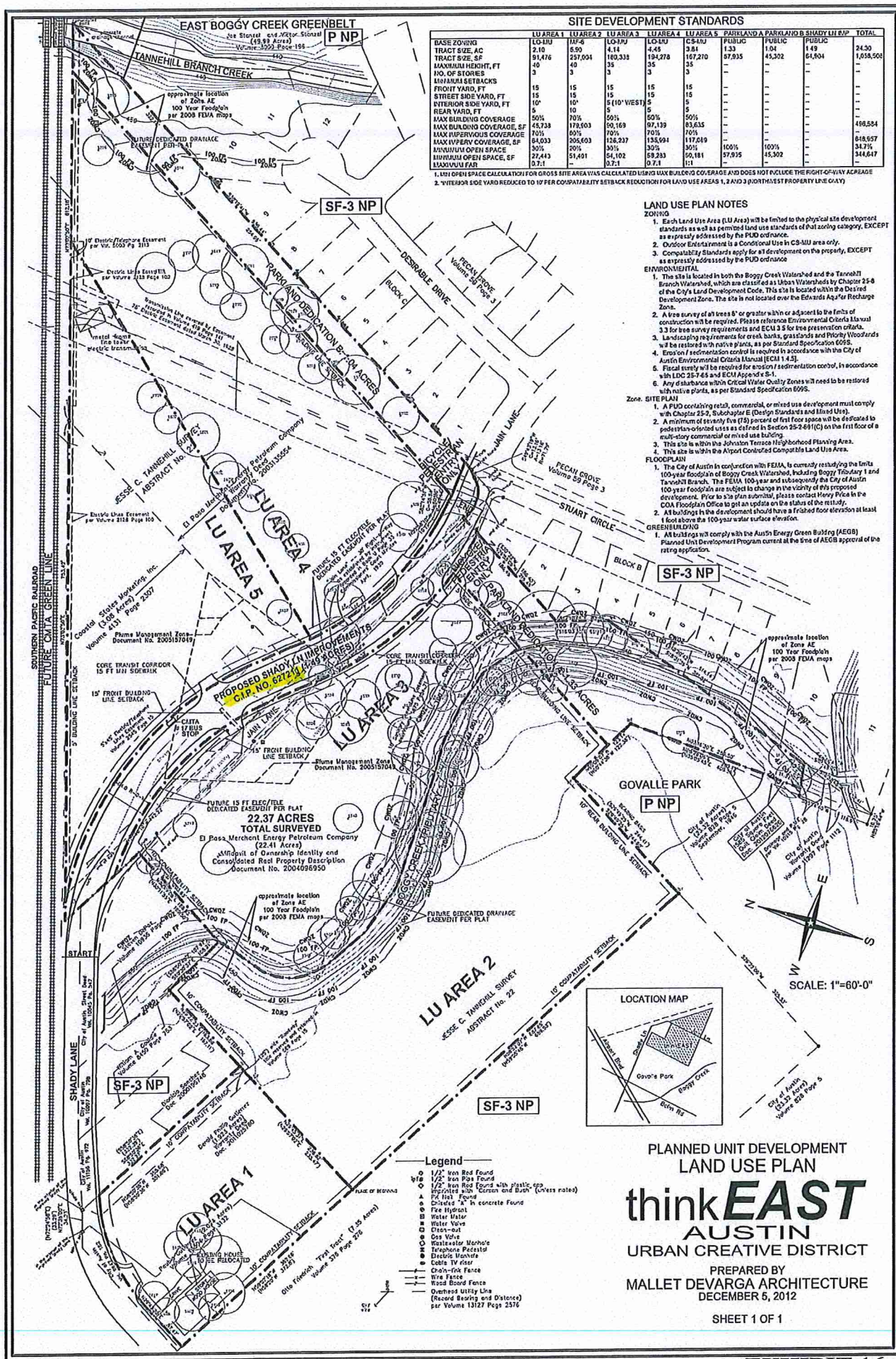
## Electric Review – David Lambert ph. 322-6109

EL 1. Austin Energy has no objection to the Site Development Standards or Land Uses.

EL 2. FYI: Any relocation of existing electric facilities shall be at developer's expense.

RESPONSE: thinkEAST Austin PUD requires the City of Austin Public Works Department's completion of the roadway and utility upgrade of the 1930's easement per: **Plans of Proposed Street and Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date: 8-21-1986**







- d) 1149 Shady Lane: Steven DePaz, Vol 10936, Page 977 (recently Purchased by Colin McIntyre)

Additional information regarding land use of the adjoining SF-3-NP properties:

- a) 1125 Shady Lane: Historical use (beginning in 1925) as a commercial landscape nursery. Additionally, the Friedrich Nursery is certified as a Wildlife Habitat site by the National Wildlife Foundation.
- b) 1145 Shady Lane: Historical use as a commercial welding shop and auto repair facility (photos attached)
- c) 1147 Shady Lane: Undeveloped residential lot.
- d) 1149 Shady Lane: Undeveloped residential lot.

We are in communication with Colin McIntyre (d). Dionicio Sanchez (b) was indicted in the Jovita's Heroin Ring Investigation and is not available. Otto Friedrich (a) and William Gouldie (c) have not responded to several communication attempts.

**ZN 7.** Parkland dedication issues/comments are pending final approval by Parks Department approval.

**RESPONSE:** Noted.

And finally, the completed thinkEAST Austin PUD ordinance will contain language of the PUD requirements listed below and as submitted in the PUD Pre App and the PUD Application.

**1. Completion of Shady Lane Improvement Project C.I.P. Project No. 627211 (as amended)**

thinkEAST Austin PUD requires the City of Austin Public Works Department's completion of the roadway and utility upgrade (to current code) of the 1930's easement per: **Plans of Proposed Street and Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date: 8-21-1986.**

In addition, the Govalle/Johnston Terrace Neighborhood adopted Revised Plan Priorities on August 27, 2012 (copy attached) that include completion of the unfinished CIP project as their **number one priority**. Moreover, in their July 29, 2012 letter of support for the thinkEAST PUD, the Neighborhood Planning Team agreed to jointly request that the City of Austin complete the Shady Lane Improvements C.I.P. Project No. 627211.

**2. Ordinance 20080618-098 Section 4.3**

thinkEAST Austin PUD requires waiver of Ordinance 20080618-098, Section 4.3 until the City of Austin Public Works Department's completion of **Shady Lane Improvement Project C.I.P. Project No. 627211** (to current code).

**3. Ordinance #20090820-061 Service Extension Request (SER)**

February 14, 2013

Joe Almazan, Development Services Process Coordinator  
Land Use Review Division - Transportation Review Section  
Planning & Development Review Department  
505 Barton Springs Road, Austin, Texas 78704

RE: thinkEAST Austin  
1141 Shady Lane  
Austin, Texas 78721

CASE NUMBER: C814-2012-0128.SH  
CASE MANAGER: Heather Chaffin

Dear Joe:

Per Heather Chaffin, "REMAINING REVIEWER COMMENTS MAY BE CLEARED INFORMALLY WITH INDIVIDUAL REVIEWERS. OUTSTANDING COMMENTS MUST BE SUBSTANTIALLY CLEARED/ADDRESSED PRIOR TO SCHEDULING FOR ENVIRONMENTAL BOARD REVIEW."

Below are responses to your remaining comments:

**TR 1.** Existing street characteristics:

Name	ROW	Pavement	Classification	Daily Traffic City of Austin traffic counts:
Shady LN	55'	41'	Collector ST	NA
Jain LN	55'	41'	Collector ST	NA

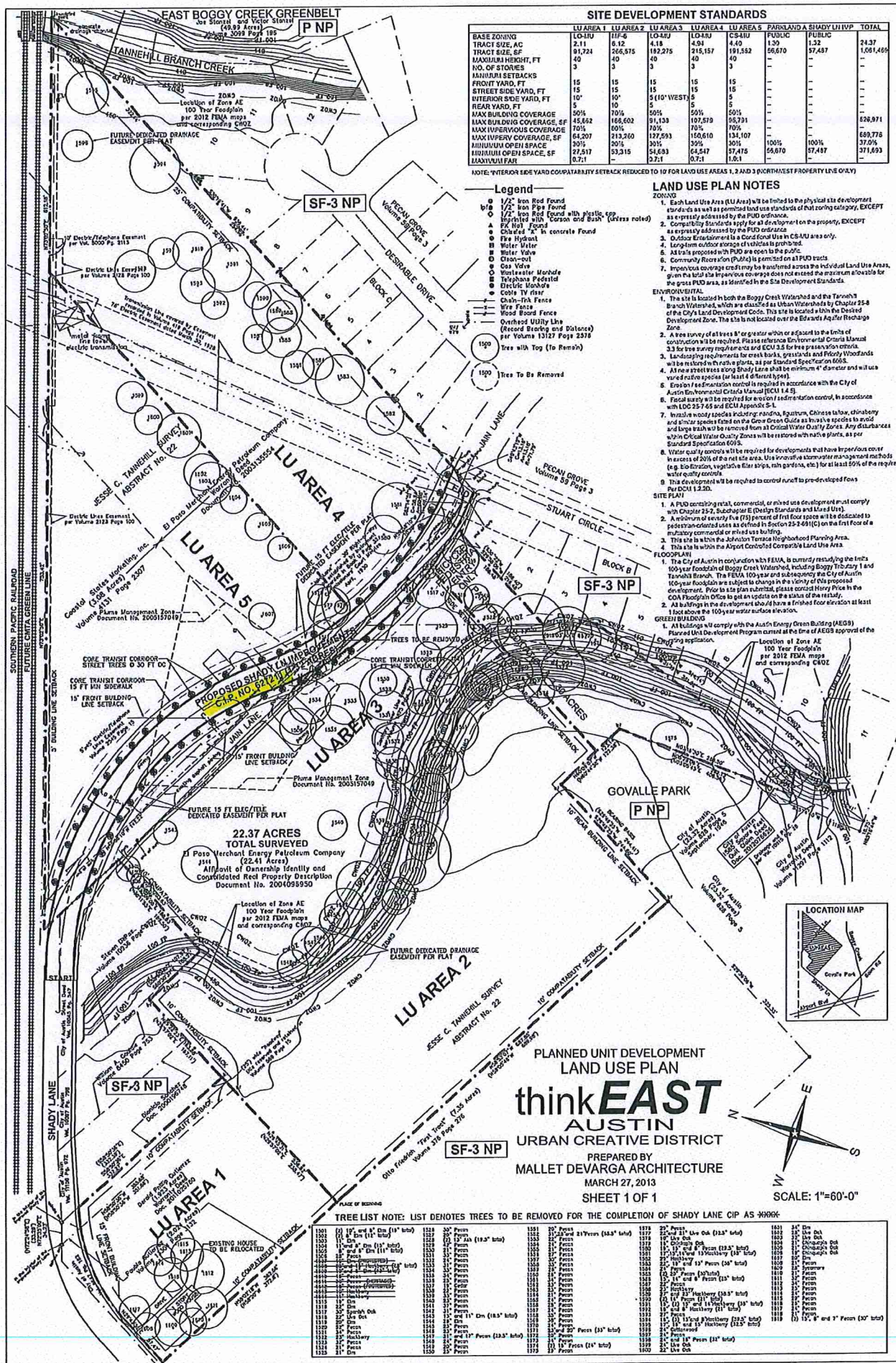
**RESPONSE:** Per earlier discussion with George Zapalac, "...a 44-foot pavement on 64 feet of right-of-way is a good standard to use for planning purposes at this time." This opinion is consistent with the engineering documents prepared for the **Completion of Shady Lane Improvement Project CIP No. 627211**. See attached Land Use Plan and Preliminary Roadway Alignment Plan.

**TR 2.** No additional ROW is required at this time for existing Shady Lane and Jain Lane.

**RESPONSE:** Incorrect. Shady Lane Improvement **Project CIP No. 627211** will require a ROW dedication for completion. See attached Land Use Plan and Preliminary Roadway Alignment Plan.

**TR 3.** A traffic impact analysis (TIA) is required. Land use information has not been received to perform the Traffic Impact Analysis determination. Please provide break down information of tract acres or building square feet proposed for different land uses in this development.







**GOVALL/JOHNSTON TERRACE NEIGHBORHOOD PLAN  
IMPLEMENTATION TRACKING CHART  
MARCH 27, 2013**

Action Item/ Rec #	Plan Page #	Priority Ranking (FY2013-14)	Action Item/Recommendation	Status	Estimated Timeline	Primary Resource	Secondary Resource	Main Contact	Estimated Cost	CIP	Staff Comments	Contact Team Comments
NEW PRIORITY	53	1	Road/infrastructure/drainage improvements on the curved part of Shady Lane, Custer Road, and Jain Lane.			Public Works	Watershed Protection Department		Y		8/2012 (PDR): This item relates to pages 53-54 of the Govalle/Johnston Terrace Neighborhood Plan.	8/2012 (NPCT): The Contact Team has identified these improvements as necessary to help these sites redevelop. The Contact Team also identified that this is a past CIP project that was never completed: Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121. Date approved by City of Austin 8-21-1986.
1.1	57		Confine industrial uses to discrete districts that are separated and buffered from single-family residential uses.			Planning & Development Review			N			
1.2	57		For the industrial uses that are shown on the Future Land Use Map as in the "Mixed Employment District", use a conditional overlay to prohibit the more intensive and incompatible industrial uses.			Planning & Development Review			N			
1.3	57		For situations where single-family residential uses about the more intensive commercial uses, use a conditional overlay to provide similar protection to the residential uses as occurred under the East Austin Overlay.			Planning & Development Review			N			
1.4	57		Use conditional overlays to limit the more incompatible uses, especially for those non-residential zoned properties that are located off major roadways, and are in the residential interior of the neighborhood.			Planning & Development Review			N			
1.5	57		Encourage the development of quality "gateway" type development in the neighborhood such as in the area around the intersection of Pleasant Valley and East César Chávez.			Planning & Development Review			N			
1.6	57		Facilitate partnerships between neighborhood groups and property owners regarding the redevelopment and reuse of the Tank Farm site.			Planning & Development Review			N			



**Bolm Road** – This roadway is classified as a two-lane collector roadway in the vicinity of the site with 43 feet of pavement width east of Airport Blvd. and 27 feet of pavement width west of Airport Blvd. A wide curb is currently identified for Route 150 on Bolm Road, east of Airport Blvd. The 2009 Bicycle Plan recommends upgrading to bike lanes for Route 150, from Airport Blvd. to Gardner Road.

### Intersection Level of Service (LOS)

The TIA analyzed three (3) intersections, two of which are signalized. Airport Blvd. intersects Bolm Road and Shady Lane and are controlled by traffic signals. The intersection of Bolm Road and Shady Lane is a STOP signed controlled intersection. Existing and projected levels of service (LOS) for the AM and PM peak hour travel periods are as follows, assuming that all roadway and intersection improvements recommended in the TIA are constructed:

Table 3. Level of Service						
Intersection	2013		2016		2019	
	AM	PM	AM	PM	AM	PM
Airport Blvd. and Bolm Road	B	C	C	C	C	D
Airport Blvd. and Shady Lane	A	A	A	A	A	A
Bolm Road and Shady Lane	B/A*	B/A*	B/B*	C/B*	B/B*	F/B*
Driveway "A" and Shady Lane			B	B	B	C
Driveway "B" and Shady Lane			A	B	B/A	B/A
Driveway "C" and Shady Lane			A	A	B/A	B/A

\* NB/SB Turning Movements

Based on the analysis, all the intersections and site driveways will continue to operate at an acceptable LOS D or better for 2016 (Phase I) and 2019 (Phase II) forecasted traffic conditions except for the intersection of Bolm Road and Shady Lane and the northbound traffic movement during the p.m. peak hour travel period for Phase II and full build-out. At this intersection, the TIA recommends geometric improvements by Phase II to match or improve the projected level of service for the northbound traffic movement to an acceptable LOS C and the southbound traffic movement to an acceptable LOS B. This recommended intersection improvement would be subject to approval by the City of Austin as a future Capital Improvement Plan (C.I.P.) project based on available funding.

The development site is bisected by an unconstructed roadway that was funded as a Capital Improvement Plan (C.I.P.) project in 1986. There is a 30-foot wide access easement adjacent to the site where Shady Lane has 20 feet of pavement width and transitions into Jain Lane (40 feet). Prior to the Phase I development, the TIA also assumes roadway improvements for the widening of Shady Lane along the site from 20 feet to 40 feet pavement width will be completed by 2016 to match the existing roadway section between Jain Lane and Shady Lane (at Bolm Road). This recommended improvement would also be subject to approval from the City of Austin as a future Capital Improvement Plan (C.I.P.) project based on available funding.

### Roadway Capacity Analysis

A roadway capacity analysis was performed for Shady Lane with a focus on the section that has a reduced pavement width of 20 feet along the northern portion of the site. The analysis was performed for the 2019 Phase II traffic conditions (site + forecasted). Based on the land use uses and intensities for the thinkEAST PUD, the existing two-lane section of Shady Lane-Jain Lane will be adequate for the two-way p.m. peak hour travel period for Phase II build-out traffic conditions. However, to provide improved safety and mobility traffic operations, the TIA recommends that this section of roadway be



**Agreement for Support for PUD Pre-Application**  
Between  
**Govalle/Johnston Terrace Neighborhood Planning Team**  
And  
**thinkEAST Austin Management, LLC**

Mr. Richard deVarga and Mr. Robert Summers initially approached the Chair of the Review Committee for the Govalle/Johnston Terrace Planning Contact Team in early February with their concept for thinkEAST, a PUD development project located at 1141 Shady Lane, 5600 Jain Lane (also known as 1150 Shady Lane), considered one of the reclaimed Tank Farm sites.

The Review Committee convened on February 16, 2012 to meet with the Developers. After their presentation and discussion by the group, it was agreed that the PUD developers would work with the Review Committee Chair to develop a presentation for the PUD based on input from the Review Committee members at this February meeting.

The Review Committee held a second meeting on July 23rd, 2012 at Southwest Key Community Center, 6002 Jain Lane to review the PUD Zoning Brief for the thinkEAST Project,

Mr. deVarga and Mr. Summers, developers for the thinkEAST project, presented their PUD Pre-Application to The Review Committee. The thinkEAST Project includes approximately 24.3 acres with 5 proposed Land Use sections. After extensive discussion, the Review Committee agreed to

**Support the Pre-Application for PUD zoning for the above project with the following conditions:**

1. thinkEAST agrees to adhere, to the fullest extent reasonable and possible, to the basic concept and design set forth in the PUD Pre-Application. thinkEAST further agrees to collaborate with, include and involve the Govalle/Johnston Terrace Neighborhood Contact Team all levels of zoning and development throughout the PUD process, including jointly requesting the City's completion of infrastructure improvements outlined in CIP project - Drainage Improvements, Community Development District No.11, C.I.P. Project No. 627211, Contract No. 86-Pb-121, Date approved by City of Austin 8-21-1986 (modified as required by the thinkEAST PUD).
2. Subject to and conditioned upon the purchase by Guadalupe Neighborhood Development Corporation of Land Use Areas 1 and 2 and final approval by City Council, Land Use Areas 1 and 2 of the PUD will be designated for 100% affordable rental housing at 30% - 60% MFI and affordable ownership at 30% to 80% MFI.
3. Subject to and conditioned upon the purchase by Guadalupe Neighborhood Development Corporation of Land Use Areas 1 and 2 and final approval by City Council, Land Use Area 1 will be rezoned to LO-MU/MF-6/SF but with heights limited to 50 feet, allowing for a mix-use housing development. Land Use Area 2 will be rezoned to MF-6/SF, but with heights limited to 40 feet, with affordability of 30 - 60% MFI for rental properties and 30% to 80% MFI for ownership. The new proposed zoning for Land Use 2 will allow for a mix use of housing development.

Agreed to on July 29, 2012.



Daniel Llanes  
Coordinator, Review Committee  
Govalle/Johnston Terrace  
Neighborhood Planning Team



Robert Summers  
Manager  
thinkEAST Austin Management, LLC